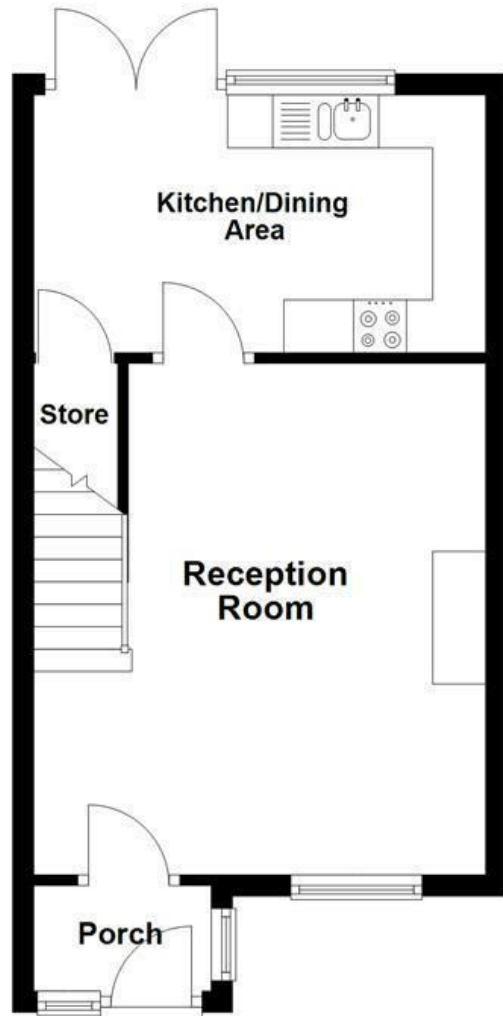
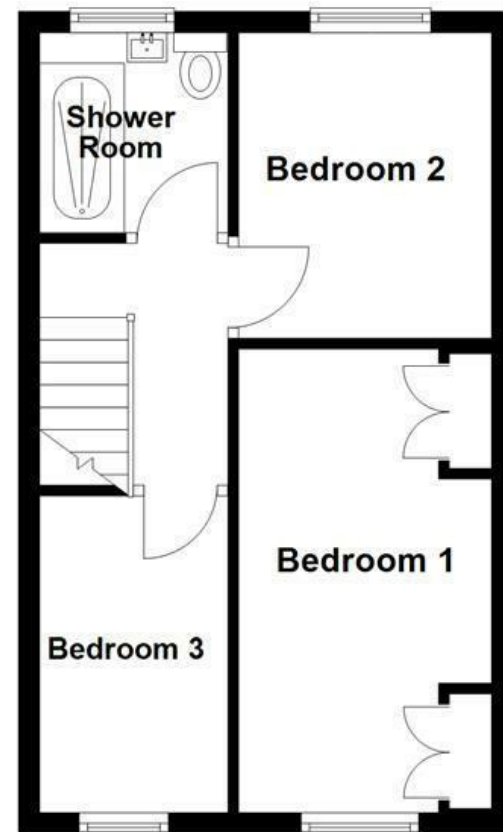


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cleveland Close, Manchester, M27 8GA

Offers Over £200,000

IMMACULATE END TERRACE FAMILY HOME

Nestled in the charming area of Cleveland Close, Clifton, Swinton, Manchester, this delightful house offers a perfect blend of comfort and style. As you enter, you are greeted by a spacious and welcoming reception room, ideal for both relaxation and entertaining guests. The well-designed kitchen is a standout feature, seamlessly leading to a lovely rear yard complete with decking, perfect for enjoying sunny afternoons or hosting barbecues.

The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Each room is designed to offer a peaceful retreat, ensuring a restful night's sleep. Additionally, the well-appointed shower room adds to the convenience and modernity of the home.

For those in need of extra storage, the garage space is a valuable asset, providing practicality alongside the home's many appealing features. This property is not just a house; it is a welcoming home that invites you to create lasting memories. With its thoughtful layout and desirable location, this residence is an excellent opportunity for anyone looking to settle in a vibrant community.

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Cleveland Close, Manchester, M27 8GA

Offers Over £200,000

 3  1  1  C

- Exceptional End Terrace Property
- Modern Fitted Dining Kitchen
- Access to Garage
- EPC Rating C
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band B

Ground Floor

Entrance Porch

5'6 x 3'3 (1.68m x 0.99m)

Composite double glazed frosted front door, UPVC double glazed windows and door to reception room.

Reception Room

15'10 x 14'0 (4.83m x 4.27m)

UPVC double glazed window, two central heating radiator, cornice coving, electric fire, fitted alcove storage, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'5 x 8'0 (4.39m x 2.44m)

UPVC double glazed window, upright central heating radiator, range high gloss of wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, spotlights, wood effect laminate flooring, under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

7'3 x 5'10 (2.21m x 1.78m)

Loft access, doors leading to three bedrooms and shower room.

Bedroom One

14'0 x 8'2 (4.27m x 2.49m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'10 x 8'3 (3.00m x 2.51m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'10 x 5'9 (3.00m x 1.75m)

UPVC double glazed window and central heating radiator.

Shower Room

6'2 x 5'10 (1.88m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower with rinse head, spotlights, extractor fan, tiled elevations and tiled effect flooring.

External

Rear

Enclosed garden with paving, artificial lawn, raised decking and gate to shared access.

Front

Garden with paving, artificial lawn, bedding and stone chippings.



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